

**Issues Raised at the Joint Land Use & Housing/Planning Commission Strategic Framework Workshop
April 3, 2002**

ISSUE	RESPONSE
INFRASTRUCTURE	
How will infrastructure be phased with village development?	<ul style="list-style-type: none"> • The rate at which the City of Villages concept can be applied throughout the City will largely be determined by the rate at which infrastructure deficiencies can be remedied, and whether private landowners believe there is a market for development. • Community-specific phasing plans will be adopted with every community plan update/amendment.
Can development impact fees be used for maintenance in addition to capital costs?	<ul style="list-style-type: none"> • Per government code section 66000, development impact fees can only be used for infrastructure construction, not maintenance.
Application of an added .1% of sales tax to the City could be applied toward a housing based infrastructure contribution	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <ul style="list-style-type: none"> • Based on the current proportion of the county-wide sales tax accrued to the City (per KNN report), the City could have approximately \$8,000 per dwelling (up to 37,000 units), over twenty years based on an additional .1% sales tax. Were that amount earmarked for public facilities and infrastructure, a total of \$300 million in new facilities could be built over twenty years. This alone does not resolve the current facilities shortfall. </div> <div style="flex: 0.1; text-align: center; font-weight: bold; transform: rotate(-90deg);">Attachment 2</div> </div>

TRANSPORTATION	
Can we adopt a transit map?	<ul style="list-style-type: none"> • The Strategic Framework Element endorses the Transit First system and includes the draft Regional Transit Vision map prepared by MTDB and SANDAG. • The Action Plan calls for replacing the existing transportation element of the general plan with a new mobility element. This mobility element would incorporate the Transit First network of projects, design concepts, land use coordination measures, and transit priority measures.
How will transit be phased?	<ul style="list-style-type: none"> • Funding for implementation of MTDB's Showcase projects, as well as the entire Transit First network, will come from a variety of local, state, and federal sources. • As funding is secured, improvements will be phased in over time with village development. • The rate of implementation will depend upon the willingness of San Diego taxpayers to fund the program, the availability of state and federal funds, the success of transit/land use integration efforts, walkable community design improvements, and implementation of transit priority measures.

MAP	
What does the City of Villages map mean?	<ul style="list-style-type: none"> • The forth draft City of Villages map graphically identifies village opportunity areas throughout the city. The map has been prepared for the purpose of environmental analysis for the City of Villages strategy. If adopted, it does not replace the land use maps included in each community plan. • A generalized version of the fourth draft map will be included in the Strategic Framework Element to provide direction for amendments and updates of community plans. • Ultimately, communities will decide where villages will occur in their communities through a community plan amendment/update process. • Implementation of the map will be monitored as part of an annual reporting program by comparing how community plan amendments/updates include housing unit goals included in the 2020 Housing Goals by community table.
When and through what process will the densities on the map be implemented?	<ul style="list-style-type: none"> • While draft densities and locations have been identified on the map, they are a guide. All densities and specific locations will be determined through the community plan amendment/update process. • Community planning groups will have a lead role in determining the densities as well as boundaries, acreage, allocation of land uses, commercial and employment intensities and design standards. • There are many components of the strategy including housing, employment, and public facilities, all which will need to occur together to make the strategy a success.

Minimum densities must be consistent with market rents in communities	<ul style="list-style-type: none"> • Reduced population projections reported in the fall of 2001, provided an opportunity to lower the minimum densities and increase the ranges of densities providing flexibility to developers to build homes consistent with market rents. • Higher densities can increase construction costs, which can increase the unit price, and therefore community plan densities ranges should be consistent with market rate prices in a community over a reasonable period of time. Land uses in a plan respond to market conditions over a 20-year period
How were village locations identified for the Fourth Draft City of Villages Map?	<p>In general, the following factors were considered when determining the locations of the villages and corridors, and could be used as criteria for selecting future villages:</p> <ul style="list-style-type: none"> • Existing village-like and/or mixed-use areas that could benefit from revitalization. • Sites already identified by the existing community plan as community or mixed-use centers that may have adjacent existing or planned residential development to support a village. • Town or community centers in newer communities that could be enhanced. • Locations identified through public input. • Vacant or underutilized land which could be made available in the next 20 years for other types of uses. • Sites with adequate access or transit possibilities. • Areas that can be developed consistent with existing development trends. • Sites without significant environmental or other physical constraints. • Areas with advantageous locations with regard to views and natural features. • Sites that can accommodate development which is compatible with the existing surrounding character, use, design, bulk, and scale.
Why do some community plan areas have 0% growth with the City of Villages strategy?	<p>These communities have community plans and/or existing land use that are:</p> <ul style="list-style-type: none"> • Consistent with the City of Village strategy, • Located in the North City FUA which are subject to Proposition A, • Do not contain existing and planned residential land use, or • Are military facilities.

ENVIRONMENTAL	
Why does the Strategic Framework DEIR only address citywide and regional impacts?	<ul style="list-style-type: none"> • The proposed City of Villages strategy and map do not directly result in any land use change. • On a general plan policy level of analysis, this initial DEIR addresses cumulative impacts, project alternatives, and growth inducement, and identifies both effects found not to be significant <u>and</u> unavoidable and irreversible significant environmental effects caused by the project. • This DEIR addresses the initial phase of the City of Villages project, adoption of the Strategic Framework Element and Action Plan. The planning and implementation of the City of Villages strategy (such as future community plan updates, amendments, and other discretionary permits) will be accompanied by future CEQA review and analysis.
Is everything mentioned in the Notice of Preparation (NOP) addressed in the DEIR?	<ul style="list-style-type: none"> • Due to the reduction in estimated population and number of additional homes (from 45,000-70,000 to 17,000-37,000), some issue areas identified in the NOP were determined no longer applicable.
Is this an incremental analysis?	<ul style="list-style-type: none"> • Analysis of major issue areas (with the exception of paleontology and historical resources due to the site specific nature of these resources) compared existing conditions to build-out with the City of Villages in 2020.
Floodways in Mission Valley	<ul style="list-style-type: none"> • Land use assumptions incorporated environmental constraints (i.e. floodways, slopes) in the analysis of what percentage of a village area could develop. • Development is not proposed in the floodway. • All proposals on the Fourth Draft Map are consistent with existing policies and ordinances with respect to the development in the floodplain fringe.

PILOT VILLAGES	
Does the pilot village program limit proposed pilot village sites to be identified within potential or existing village sites on the draft City of Villages map?	<ul style="list-style-type: none"> • Yes, the areas identified on the map are places where pilot villages could reasonably occur based upon community input, land assembly, available transit, and other select criteria. • The purpose of the Pilot Village program is to demonstrate how the City of Villages strategy can be realized in a timely manner. Pilot Villages must be developed and built within three to five years.
Pilot villages should not be forced where they are not wanted	<ul style="list-style-type: none"> • A pilot village submittal application will be available for all those who choose to apply. Only those who participate in the submittal process will be considered. • Community acceptance and support is part of the threshold criteria against which proposals will be evaluated. • Ultimately, the Council will select pilot villages through a public hearing process.

OTHER ISSUES	
Selection of Strategic Framework Citizen Committee	<ul style="list-style-type: none"> The Mayor appointed Citizen Committee members based upon Council District recommendations and Steering Committee input.
Will Arts and Culture be a separate element in the general plan?	<ul style="list-style-type: none"> Arts and Culture will play a prominent role in the general plan as it is updated.
The City should consider minimal adaptability standards for housing, in order to make all homes visitable.	<ul style="list-style-type: none"> This plan does not propose specific legislation beyond ADA requirements. The element recommends that all pedestrian pathways, crosswalks, sidewalks, and transit be accessible to all users with the intention that accessibility be a citywide consideration for all types of land uses. To facilitate this, the element recommends more pedestrian-friendly site grading with the understanding that such grading should also be accessible to all users. Requiring all new residential development to meet minimal adaptability standards could affect housing affordability and homeowner choice, however staff is monitoring universal design and visitable housing programs in other cities such as Santa Monica and Irvine.
Quality of life standards and monitoring	<ul style="list-style-type: none"> The Strategic Framework Element and Action Plan will be monitored through an annual report to the Planning Commission and City Council. This report will measure the success of the program by assessing the degree to which action items have been implemented and relevant San Diego Sustainable Community Program¹ quality of life indicators have been attained as well as how communities are meeting housing goals established in 2020 housing goal table. Quality of life standards will be determined in Community Identity Elements of community plans (Action Plan).

¹ The Environmental Services Department's quality of life program, which focuses on economic resilience, environmental stewardship, and civic opportunity.

Interim measures	<ul style="list-style-type: none"> • Staff recommends that prior to community plan updates/amendments Council apply the Transit Oriented Development (TOD) design guidelines to village areas identified on the draft City of Villages map. The TOD guidelines do not supercede community plan densities or land use recommendations, but are a tool to implement design recommendations like walkability and transit. • Approximately sixteen actions have been called out as priority actions in the Action Plan, including several which are already underway, such as street design manual, addressing housing initiatives, and the finance strategy for public facilities.
Education and job training for San Diegans	<ul style="list-style-type: none"> • The Strategic Framework Element calls for the provision of equitable access to educational opportunities, resulting in a highly qualified and productive workforce; the development of public/private partnerships; and pursuance of local, state, and federal grants to provide high technology education and job training at all levels. • This will be further refined in the Economic Prosperity Element.
Do we have to plan for the 40% of growth not from natural increase?	<ul style="list-style-type: none"> • By planning for all of the forecasted growth we have a better ability to preserve quality of life for all San Diegans. • One way to reduce this growth is to limit job creation.
Staff does not listen to the community on density issues	<ul style="list-style-type: none"> • Community planning groups and planning staff may not always agree on density issues. Staff has a responsibility to present different points of view including both the community's input and what the existing council adopted community plan, policies, and goals require.

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